

# **JERSEY CITY**

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE DIVISION OF  
CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

June 11, 2015

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
One Harmon Meadow Plaza  
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday June 16th, 2015 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Matt Ward,  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Director, HEDC File

**JERSEY CITY PLANNING  
BOARD PUBLIC NOTICE  
REGULAR  
MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of June 9<sup>th</sup>, 2015.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
8. Review and discussion of amendments to the Village Redevelopment Plan. **Approved and recommended to City Council for Adoption.**
9. Case: P15-011 Preliminary and Final Major Site Plan with Deviations for Phase 1  
Preliminary Major Site Plan with Deviations for Phase 2  
Applicant: 207 Van Vorst Street Realty Company LLC  
Attorney: James McCann  
Review Planner: Jeff Wenger  
Address: 193-201-213 Van Vorst Street  
Block: 14205 Lot: 14.02, 15, 16, 17.01, 18  
Zone: Tidewater Basin Redevelopment Plan & Liberty Harbor North Redevelopment Plan  
Deviations: maximum ground floor height, minimum glazing for storefronts, maximum lot coverage.  
Description: 2-phase 15 story mixed use project of 408 residential units, 252 parking space, and public plaza area.  
**Decision: Approved.**
10. Case: P15-035 Minor Subdivision  
Applicant: Jersey City Municipal LLC  
Attorney: Craig Bossong  
Review Planner: Jeff Wenger  
Address: 360-398 MLK Drive  
Block: 21201 Lot: 17  
Zone: MLK Drive Redevelopment Plan  
Description: Subdivision of one lot into two.  
**Decision: Approved.**
11. Case: P15-008 Preliminary & Final Major Site Plan with Variances  
Applicant: 415 Monmouth Group, LLC  
Attorney: Jason R. Tuvel, Esq.  
Review Planner: Matt Ward, AICP  
Address: 415 Monmouth Street  
Block: 9902 Lot: 18  
Zone: NC - Neighborhood Commercial  
Description: Rehabilitation of an existing 3-story mixed use building into a ground floor commercial space with 4 residential units and 4th story and rear additions.  
Variance: Ceiling height on 2nd and 3rd floor is below the required minimum.  
**Decision: Approved.**
12. Case: P15-028 Preliminary & Final Major Site Plan & Colgate Master Plan Amendment XII  
Applicant: COA 99 Hudson, LLC  
Attorney: George L. Garcia, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 108 Greene Street (aka 99 Hudson Street)  
Block: 27401 Lot: 41  
Zone: Colgate Redevelopment Plan Area  
Description: Construction of a 743 dwelling unit 76 story residential tower with 19,591 sf. of ground floor retail space, accessory parking garage, and public open space.  
**Decision: Approved with conditions.**
13. Case: P15-037 Preliminary Major Site Plan; Phase 1B  
Applicant: GS FC Jersey City PEP, LLC  
Attorney: W. Nevins McCann, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 430 Marin Blvd.  
Block: 11603 Lot: 3  
Zone: Harsimus Cove Station Redevelopment Plan Area  
Description: Construction of Phase 2 of Redevelopment Plan Block 1 to contain a 432 dwelling unit 35 story residential tower with 13, 793 sf. of commercial ground floor commercial space, accessory parking garage, public open space and new ROW improvements surrounding block 1 of the redevelopment plan.  
**Decision: Approved with conditions.**
14. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> floor, JC, NJ.
  1. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan for Interim Use Banners for a period of 6 months # P 15-016 submitted by Charlotte O'Hara (837 Jersey Avenue).
  2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P15-007 Storefront Signage submitted by Charlotte O'Hara ( 837 Jersey Ave- "Viaquenti School")
  - 3.. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P 12-064.1 submitted by PSE & G ( 427-451 Grand Street).
  4. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary & Final Site Plan with Design Waiver # P11-046.2 submitted by Genesis Ocean Associates, LLC. ( 445-449, 451-457 Ocean Ave. & 79-81 Dwight St.)
  5. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P15-035 submitted by Jersey City Municipal, LLC ( 360-398 Ocean Avenue)
  6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Site Plan with Deviations # P13-090 submitted by Mohammed Jaffer (60 Cottage Street).
  7. Resolution of the Planning Board of the City of Jersey City memorializing the Section 31 Review recommendations for the HCC S.T.E.M Building at 257-263 Academy Street.
  8. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P 15-005 submitted by 27 Ravine Avenue, LLC ( 27-31 Ravine Avenue)
15. Executive Session, as needed, to discuss litigation, personnel or other matters
16. Adjournment  
CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD